

4/19/06 11:08:32
BK 526 PG 225
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

File No. 2006040041

WARRANTY DEED

THIS INDENTURE, made and entered into this 13TH day of **APRIL, 2006**, by and between **FORKED CREEK I, JV, a joint venture comprised of C-5, LLC, a Tennessee Limited Liability Company and Reedco Homes, LLC, a Mississippi Limited Liability Company**, party of the first part, and **BRUCE ORPET and wife, MARY A. ORPET, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the, County of **DeSoto**, State of **Mississippi**.

Lot 28, Section "A", FORKED CREEK SUBDIVISION SUBDIVISION, situated in Section 1, Township 3 South, Range 8 West, in DeSoto County, Mississippi, as shown on plat of record in Plat Book 81, Page 24, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor(s) herein as shown by Deed of record at Book 492, Page 268, in said Chancery Clerks Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT for Subdivision Restrictions, Building Lines and Easements of record in Plat Book 81, Page 24; Deed restrictions of record in Book 0461, Page 0445; revised in Book 0464, Page 0271 and Book 0434, Page 0769, all in said Chancery Clerk's Office; 2006 City and County realty taxes, not yet due and payable, and as setforth above, and that the title and quiet possession thereto they warrants and forever defends against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Realty

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WITNESS the signatures of the parties of the first part the day and year first above written.

FORKED CREEK I, JV

BY: *Ryan E. Byrne*
 Ryan E. Byrne, Assistant Secretary

STATE OF **TENNESSEE**

COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, Ryan E. Byrne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Secretary of FORKED CREEK I, JV, the within named bargainor, and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Assistant Secretary.

Susan Sherrod (Notary Public)

My commission expires:

2.10.10 "

(Affix official seal, if applicable)

Property address: **857 AMANDA COVE, HERNANDO, MS 38632**

Parcel Number 3081-0105-0-00028.00

Grantor's FORKED CREEK I, JV

Address 406 S. Main

Sardis, MS 38666

Phone No.: **(901)- 233-8076**

Phone No.: **N/A**

Grantee's

address

857 AMANDA COVE

HERNANDO, MS 38632

Phone No.: **901. 870. 8888**

Phone No.: **602. 280. 0422**

Mail tax bills to, (Person or Agency responsible for payment of taxes)



This instrument was prepared by & return to:

Byrne & Associates, PLLC
1326 Hardwood Trail, Suite 201
Cordova, TN 38016
(901) 737-2911